Map	Block	Lot		CARD			Total Card / Total Parcel
041.0	0005	0010.0	1 of 1		Residential	APPRAISED:	1,021,100 / 1,021,100
					ARLINGTON	USE VALUE:	1,021,100 / 1,021,100
						ASSESSED:	1,021,100 / 1,021,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74	-76	RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEE THOMAS & MAUREEN	
Owner 2:		
Owner 3:		
Street 1:	76 RIVER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Stucco Exterior and 2672 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	569,900		451,200	1,021,100
Total Card	0.110	569,900		451,200	1,021,100
Total Parcel	0.110	569,900		451,200	1,021,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.22 | /Parcel: 382.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

28428

GIS Ref

GIS Ref

Insp Date

11/07/18

!3462!

PREVIOUS ASSESSMENT

Parcel ID 041.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	570,000	0	4,800.	451,200	1,021,200	1,021,200	Year End Roll	12/18/2019
2019	104	FV	425,800	0	4,800.	479,400	905,200	905,200	Year End Roll	1/3/2019
2018	104	FV	425,800	0	4,800.	349,700	775,500	775,500	Year End Roll	12/20/2017
2017	104	FV	400,100	0	4,800.	304,600	704,700	704,700	Year End Roll	1/3/2017
2016	104	FV	400,100	0	4,800.	259,400	659,500	659,500	Year End	1/4/2016
2015	104	FV	357,900	0	4,800.	253,800	611,700	611,700	Year End Roll	12/11/2014
2014	104	FV	357,900	0	4,800.	208,700	566,600	566,600	Year End Roll	12/16/2013
2013	104	FV	371,900	0	4,800.	198,500	570,400	570,400		12/13/2012

PRINT

Date	Time
12/10/20	18:42:41

LAST REV

Date	Time
04/26/19	11:57:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3462

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOCIELLI PAUL	25616-361		8/31/1995		107,250	No	No		A

USER DEFINED

Prior Id # 1:	28428
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2001	834	Alterati	37,000	C				ADD BATH/LIVING SP
12/17/1996	47	Redo Kit	3,000	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	294	PATRIOT
4/4/2000	Inspected	276	PATRIOT
3/27/2000	Missed Appt.	276	PATRIOT
2/29/2000	Measured	264	PATRIOT
5/25/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	451,200	Spl Credit		Total:	451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06766105
Const Adj.:	0.98980200
Adj $ / SQ:	179.651
Other Features:	131600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700138
Depreciation:	130226
Depreciated Total:	569912

COMMENTS

OF= 2 SINKS IN BMT. UAT=GAS HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1996
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

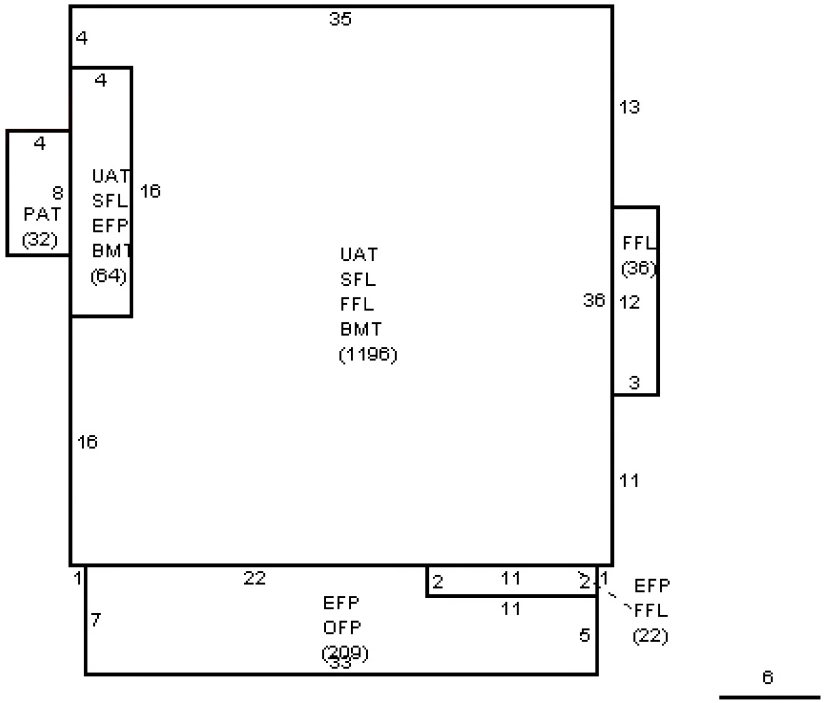
No Unit	RMS	BRS	FL
1	5	2	1
1	7	4	2
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.65
Special Features:	0	Val/Su Net:	123.22
Final Total:	569900	Val/Su SzAd	226.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	53.900	67,908
SFL	Second Floor	1,260	179.650	226,361
FFL	First Floor	1,254	179.650	225,283
UAT	Upper Attic	315	105.100	33,105
EFP	Enclos Porch	295	36.080	10,644
OFP	Open Porch	209	24.150	5,047
PAT	Patio	32	5.940	190
	Net Sketched Area:	4,625	Total:	568,538
Size Ad	2514	Gross Are	5570	FinArea 2672

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	